GRASSROOTS REALTY GROUP

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301, 281 Cougar Ridge Drive SW Calgary, Alberta

MLS # A2269741

$529,900

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,137 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	3	**Baths:**	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintena		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 362
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

A RARE OPPORTUNITY to live in an UPDATED main-level BUNGALOW BACKING ONTO GREENSPACE! This sprawling 3 BEDROOM, 3 BATH home provides over 2,000 developed square feet! Offering an abundance of natural light and overlooking a serene park. You will immediately notice the soaring 9’ ceiling, gorgeous hardwood floors, stylish lights, fresh paint and open floor plan. The modern kitchen is a focal point with solid maple cabinets, a timeless subway tile backsplash, sleek stone counters and upgraded stainless steel appliances. This has a flush eating bar that seamlessly connects to the spacious dining room. Which provides direct access to your patio with a convenient BBQ gas line and mature trees that add additional privacy. Adjacent to the dining room is a spacious living room featuring a charming gas fireplace. On one side of the home is the well sized primary with a walk in closet and its own updated ensuite including new stone counters, tile backsplash, and upgraded plumbing fixtures. On the other side is the additional bedroom or office, with a 4pc updated main bathroom. Completing this level is a mudroom space with access to your attached garage. The basement has several large windows and an expansive rec room, making it ideal for entertaining. Completing the space is a third bedroom, 3 pc bath and laundry room. This home is in the highly sought-after Cougar Ridge community close to transit, great schools, Canada Olympic Park, Westside Rec Centre, plenty of restaurants and shops in West 85th shopping district and pathways. Enjoy quick access to downtown, or the mountains via Stoney Trail. Offering the lock and leave lifestyle you want in a pet friendly property with affordable condo fees. Schedule your private showing or view the virtual tour.

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